



## Woodbury Avenue, Petersfield, Hampshire, GU32

Guide Price: £900,000 Freehold

On a popular tree-lined avenue close to the train station, a beautifully presented, extended semi-detached family home with a south facing garden and off-street parking.

Main bedroom with en suite shower room and walk-in dressing area, three further bedrooms, family bathroom, downstairs shower room with WC, cloakroom, sitting room, kitchen/breakfast room, walk-in larder, utility area, family room, parking and gardens.

EPC Rating: "C" (70).

**Winkworth**

for every step...

[winkworth.co.uk/Petersfield](http://winkworth.co.uk/Petersfield) 01730 267274



## DESCRIPTION

The property is a semi-detached family home with brick and painted elevations under a tiled roof and accommodation over three floors. The layout of the accommodation can be seen in the floorplan but of particular note is the lovely kitchen/breakfast room with central island and a walk-in larder. An archway takes you through to a family room which has bi-folding doors leading outside. There is a sitting room to the front of the house where there is a wood-burner and bay window. Also on the ground floor is a utility room, a spacious shower room with WC and a large cloakroom with a door leading outside. From the hall, stairs rise to the first floor landing, off which are three bedrooms and a family bathroom. An additional staircase rises to the main bedroom with an en suite shower room and walk-in dressing area. Outside the house is approached by a drive with off street parking. Immediately adjoining the rear wall of the property is a paved terrace and being on the south side, it's the perfect spot for outside entertaining. The garden which is enclosed by fencing is mainly laid to lawn where there's plenty of room to kick a ball about. There is a gate at the end of the garden which leads directly onto a footpath, known locally as Dark Hollow.



## LOCATION

The property is situated to the west of the town centre on a tree lined avenue, 0.4 miles from the train station and only 0.7 miles to The High Street. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. Being in the heart of The South Downs National Park, the surrounding countryside is renowned for its natural beauty and outdoor pursuits. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

Services: Mains gas, electricity, water and drainage.

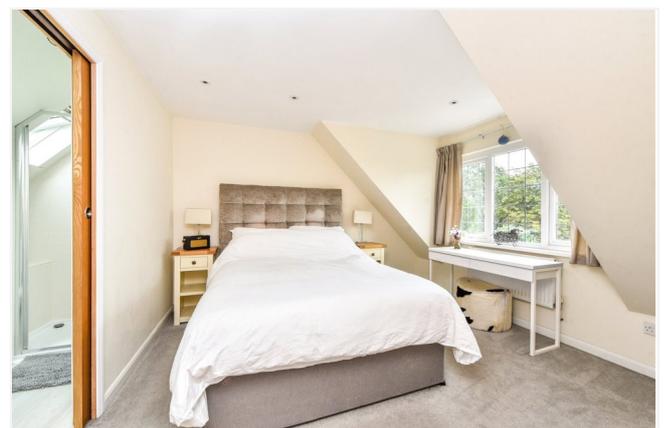
Ref: AB/200015/1

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

## DIRECTIONS

From our office at 26 High Street, proceed up the High Street and pass The Square on your left. Follow the road around to the right into Chapel Street and on reaching Station Road, turn left. Proceed over the level crossing and at the first roundabout, take the second exit into Bell Hill and then the first turning on the right into Woodbury Avenue. The property is after approximately 100 metres or so on your right hand side.

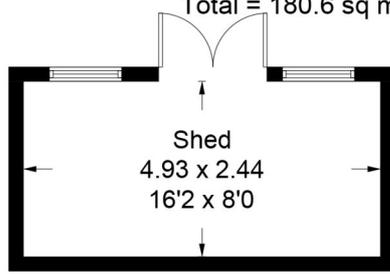


# Woodbury Avenue, GU32

Approximate Gross Internal Area = 168.5 sq m / 1814 sq ft  
(Excluding Eaves)

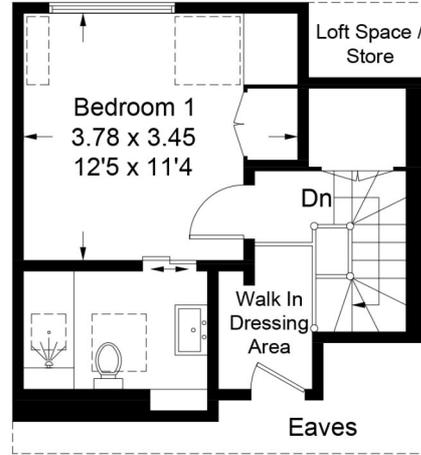
Outbuilding = 12.1 sq m / 130 sq ft

Total = 180.6 sq m / 1944 sq ft

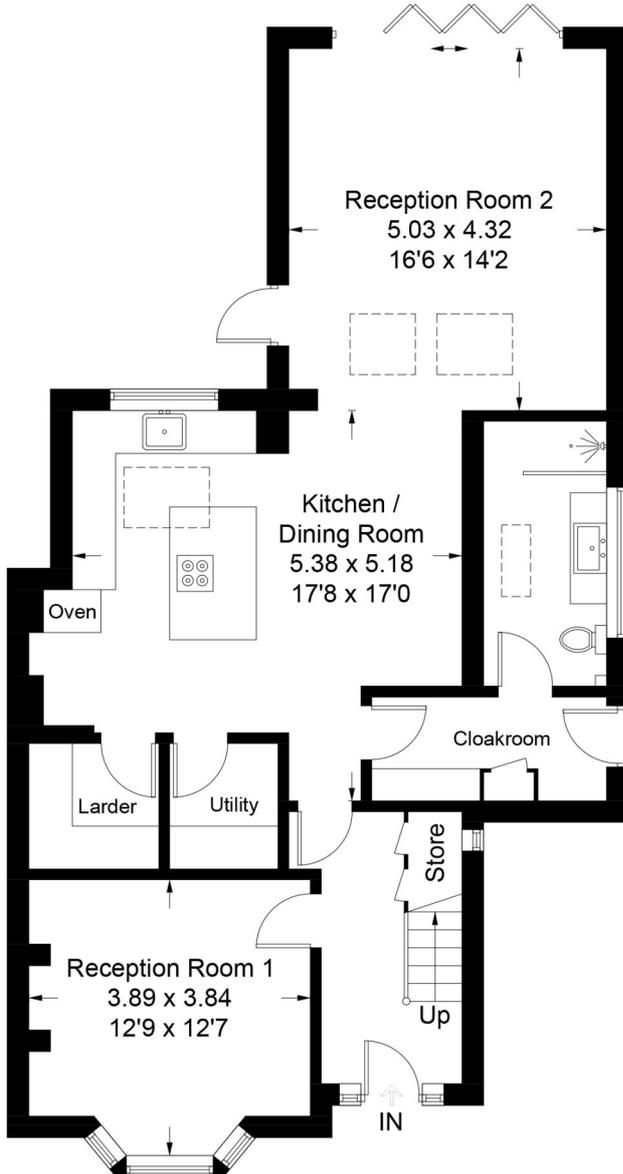


(Not Shown In Actual  
Location / Orientation)

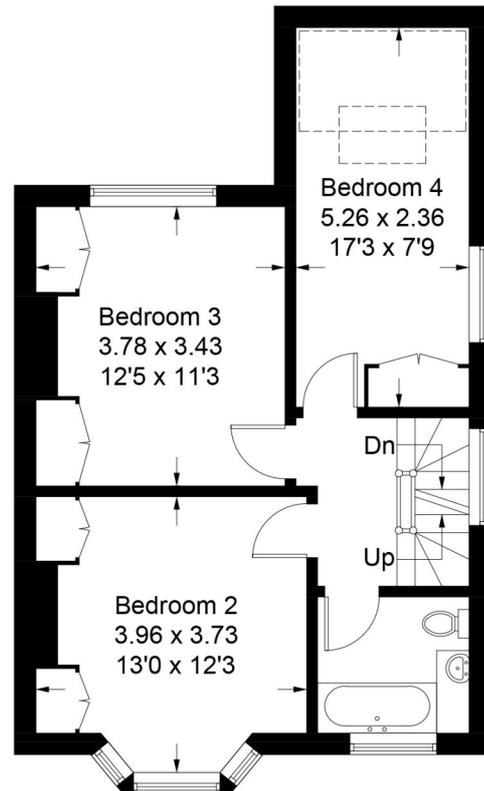
= Reduced headroom below 1.5m / 5'0



**Second Floor**



**Ground Floor**



**First Floor**

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.

Under the Consumer Protection from Unfair Trading Regulations 2008 (CPR), these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.